

PLAT OF SURVEY

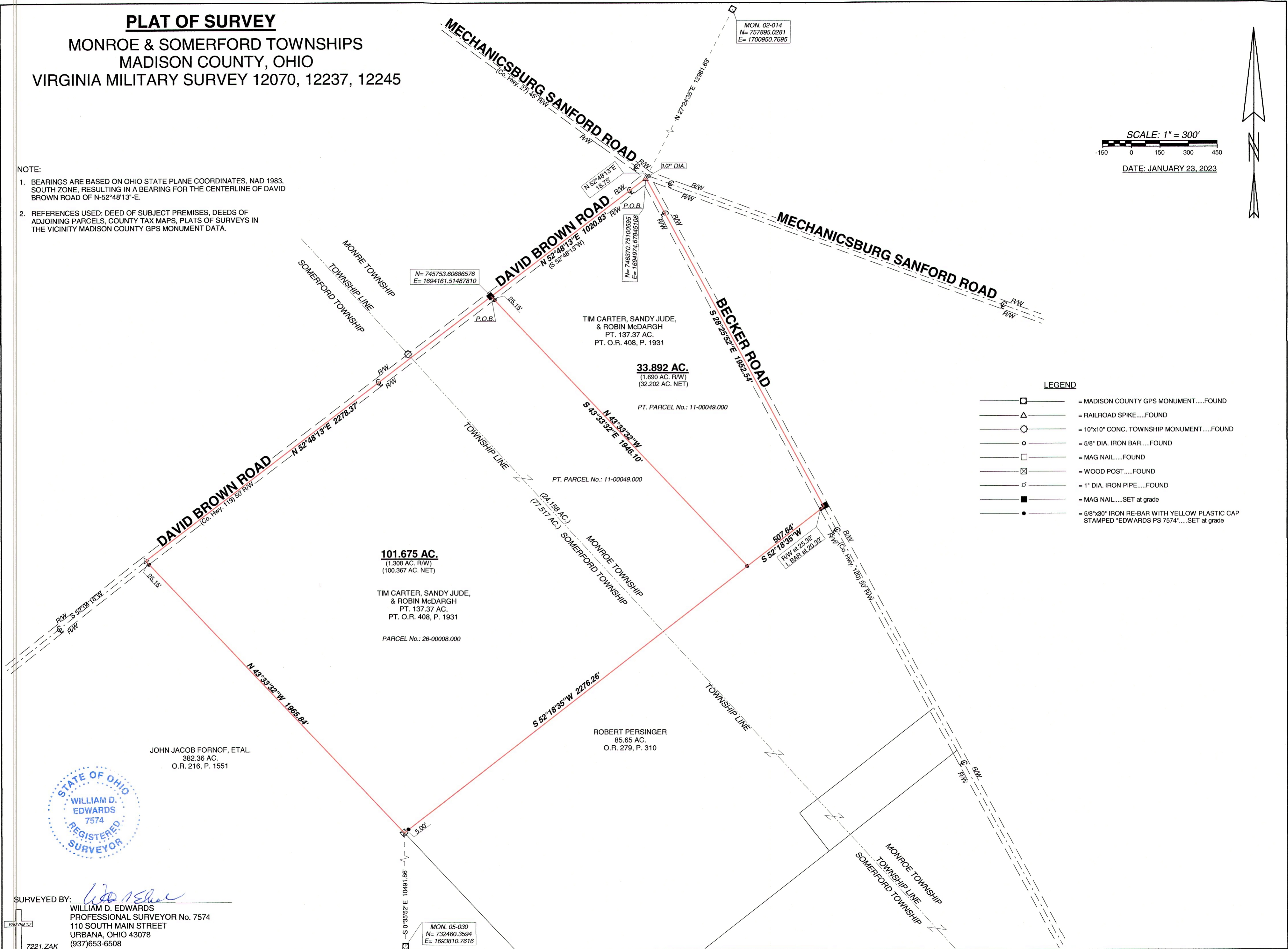
MONROE & SOMERFORD TOWNSHIPS
MADISON COUNTY, OHIO
VIRGINIA MILITARY SURVEY 12070, 12237, 12245

SCALE: 1" = 300'
-150 0 150 300 450
DATE: JANUARY 23, 2023



NOTE:

- BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, SOUTH ZONE, RESULTING IN A BEARING FOR THE CENTERLINE OF DAVID BROWN ROAD OF N-52°48'13"-E.
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY MADISON COUNTY GPS MONUMENT DATA.



LEGEND

- = MADISON COUNTY GPS MONUMENT.....FOUND
- = RAILROAD SPIKE.....FOUND
- = 10"x10" CONC. TOWNSHIP MONUMENT.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = MAG NAIL.....FOUND
- = WOOD POST.....FOUND
- = 1" DIA. IRON PIPE.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



SURVEYED BY: *William D. Edwards*
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LEGAL DESCRIPTION FOR CARTER, ETAL'S 101.675 ACRE TRACT

Being situate if the State of Ohio, County of Madison, Townships of Monroe & Somerford, and being a part of Virginia Military Survey 12070, 12237, 12245, and being more particularly described as follows:

Beginning for reference at a Railroad Spike found at the intersection of the centerlines of David Brown Road (Co. Hwy. 119) (50' right-of-way) and Becker Road (Co. Hwy. 120) (50' right-of-way) from which a 1/2" diameter iron bar found at the Intersection of David Brown Road and Mechanicsburg Sanford Road (Co, Hwy, 27) (45' right-of-way) bears N-52°48'13"-E, 18.75'(feet) ;

Thence with the centerline of David Brown Road, S-52°48'13"-W, 1020.83'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

Thence S-43°33'32"-E, 1946.10'(feet) to an iron bar set on the North line of an 86.65 acre tract conveyed to Robert Persinger by deed recorded in Official Record 279, Page 310, passing for reference an iron bar set on the right-of-way line of David Brown Road at 25.15'(feet);

Thence with the North line of the 86.65 acre tract, S-52°18'35"-W, 2276.26'(feet) to a wood post found on an East line of a 382.36 acre tract conveyed to John Jacob Fornof, Etal., by deed recorded in Official Record 216, Page 1551, passing for reference an iron bar set at 2271.26'(feet);

Thence with an East line of the 382.36 acre tract, N-43°33'32"-W, 1965.84'(feet) to a Railroad Spike found on the centerline of aforementioned David Brown Road, passing for reference an iron bar set on the right-of-way line of David Brown Road at 1948.69'(feet);

Thence with the centerline of David Brown Road, N-52°48'13"-E, 2278.37'(feet) to the place of beginning.

Containing 101.675 acres, 1.308 acres of which is within the Road right-of-way, 24.158 acres of which is in Monroe Township and 77.517 acre of which is in Somerford Township, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 137.37 acre tract conveyed to Tim Carter, Sandy Jude, & Robin McDargh by deed recorded in Official Record 408, Page 1931, of the Madison Count Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, January 23, 2023. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, South Zone, resulting in a bearing for the centerline of David Brown Road N-52°48'13"-E.

Parcel No.: 26-00008.000 & Pt. 11-00049.000



William D. Edwards, P.S. 7574





EDWARDS SURVEYING

110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR CARTER, ETAL.'S 33.892 ACRE TRACT

Being situate if the State of Ohio, County of Madison, Township of Monroe, and being a part of Virginia Military Survey 12070, 12237, 12245, and being more particularly described as follows:

BEGINNING at a Railroad Spike found at the intersection of the centerlines of David Brown Road (Co. Hwy. 119) (50' right-of-way) and Becker Road (Co. Hwy. 120) (50' right-of-way) from which a 1/2" diameter iron bar found at the Intersection of David Brown Road and Mechanicsburg Sanford Road (Co, Hwy, 27) (45' right-of-way) bears N-52°48'13"-E, 18.75'(feet) ;

Thence with the centerline of Becker Road, S-28°25'52"-E, 1952.54'(feet) to a Mag Nail set at the Northeast corner of an 86.65 acre tract conveyed to Robert Persinger by deed recorded in Official Record 279, Page 310;

Thence with the North line of the 86.65 acre tract, S-52°18'35"-W, 507.64'(feet) to an iron bar set, passing for reference an iron bar set at 20.32'(feet) and the right-of-way line of Becker Road at 25.32'(feet);

Thence N-43°33'32"-W, 1946.10'(feet) to a Mag Nail set on the centerline of aforementioned David Brown Road, passing for reference an iron bar set on the right-of-way line of David Brown Road at 1920.95'(feet);

Thence with the centerline of David Brown Road, N-52°48'13"-E, 1020.83'(feet) to the place of beginning.

Containing 33.892 acres, 1.690 acre of which is within the Roads rights-of-ways, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 137.37 acre tract conveyed to Tim Carter, Sandy Jude, & Robin McDargh by deed recorded in Official Record 408, Page 1931, of the Madison Count Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, January 23, 2023. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, South Zone, resulting in a bearing for the centerline of David Brown Road N-52°48'13"-E.

William D. Edwards, P.S. 7574

Parcel No: PT. 11-00049.000

